

**Phoenixville Planning Commission
Minutes of February 18, 2010**

1. **Call to Order/Pledge of Allegiance:** Meeting called to order at 7:08 P.M. by chairperson Debra Johnston with the Pledge of Allegiance to the United States of America.
2. **Roll Call: Present:** Marcia Eldred, James Evans, Teena Peters, David Saneck, Bev Wassel. **Absent/Excused:** Jennifer Faggioli, Ron Knabb, Ray Ott-Bor. Planner, Kim Venzie-Bor. Solicitor, Borough Engineer.
3. **Announcements/Correspondence:**
 - a) It was noted that the January 14, 2010 PC meeting was cancelled.
 - b) David Saneck recused from Planning Commission and read into record two letters from him dated February 11, 2010 concerning Fillmore Village Development Plan Phases I and II and one addressed to the Phoenixville Comprehensive Task Force regarding the Existing Commercial Zoning of his property on Fillmore Street.
4. **Approval of Minutes 11-12-09:** Motion to accept by James Evans, second by Debra Johnston. Approval unanimous.
5. **Re-Organization** postponed to March 11, 2010 meeting.
6. **Zoning Hearing or Conditional Use Applications:**
 - a) **Review Zoning Application submitted by Michael Murray, 254-256 Washington Avenue**
Ryan Costello spoke for the applicant. After discussion concerning parking and subdivision, T.Peters motioned that PC not oppose the subdivision of this property since everything in this property is to remain the same except that it is to be subdivided from one parcel into two parcels at the applicant's request. Second by J. Evans. Approval unanimous.
7. **Old Business: None.**
8. **New Business**

a) PCE 2010-01: A&W Builders and Consultants, Inc., Tax Parcel: 15-4A-7, Property address: 155 Mowere Road, Proposed Development: subdivide one acre lot into 3 residential lots in the MR District. Michael Wade and Steven Williams presented their sketch plan. There was discussion concerning minimizing the setback from the street to 45 feet. Also PC recommended that applicant alter driveway in front of the proposed houses so that the residents vehicles will be able to turn around and re-enter the street forward. Applicant commented that it was difficult to have rear entry from Spice Street since there is a swail present for North Ridge Development. J.Evans recommended that the applicants contact the Chester County Conservation District regarding their plan for on-site well and septic. After discussion, the applicant will contact Brian Watson in regards to connecting to public sewer and water.

9. Review of Proposed Ordinance: Electronic Message Boards

T.Peters made a motion, second by J.Evans, that PC recommend Borough Council not adopt the proposed Electronic Message Board Ordinance as written since there are no size regulations and it is not clear if the message board sign is permitted in addition to other signs as well as PC expressed concerns about the message time intervals and the safety of having such signs on busy highways. Approval unanimous.

10. Adjournment at 8:08 P.M. by Teena Peters.

Respectfully submitted, Dr. David Saneck, Secretary, Phx. Planning Commission